



1, Churchgate, Great Barford, Bedfordshire, MK44 3HW



1 Churchgate,
Great Barford,
MK44 3HW

Price £515,000

Beautifully presented home in
the heart of Great Barford...

Detached family home

Spacious entrance hall

Beautifully fitted kitchen

Living/dining room

Cloakroom

Three/four bedrooms

Large family bathroom

Private rear garden

Attractive views

Double length garage

Freehold



- Council Tax Band D
- Energy Efficiency Rating D

Attractive views to both front and rear aspects....



We are delighted to offer for sale this very well-presented detached family home in the desirable village of Great Barford.

The property is set in a small cul-de-sac of only four properties and has attractive views to both front and rear aspects.

On entering the property there is a spacious entrance hall, this leads into the living room which runs the full length of the property offering an open fire and spacious areas to both dine and relax, with access to the private rear garden via panoramic doors.

The extended kitchen has been beautifully refitted to include Neff appliances, a five-ring gas hob and a fitted pantry cupboard.

On the first floor there are three good-size bedrooms served by a very large family bathroom boasting a double length shower and bath. There is a further room which can be accessed via bedroom two that could be used as a further bedroom, dressing room or the like.

Externally, the garden offers a peaceful and private space to enjoy which includes a block paved area for entertaining and the rest is laid to lawn, there are many mature trees surrounding the property along with side access to the front. The driveway offers parking for around three vehicles and there is a double length garage.

Further benefits include PVCu double glazed windows, gas fired central heating and a downstairs cloakroom.

The village includes various facilities which include Great Barford Primary Academy, two Public Houses, a doctors' surgery, a Post Office, a Chinese restaurant and a village shop.



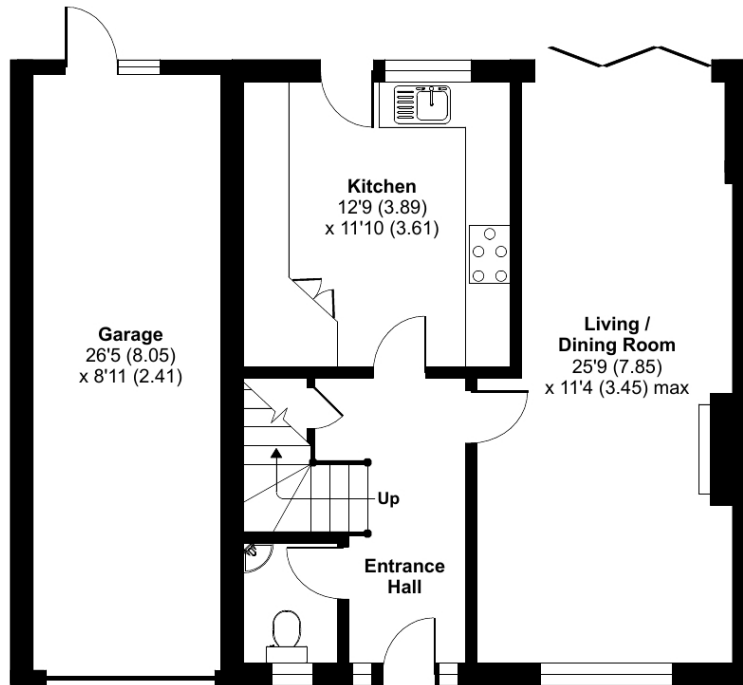
Churchgate, Great Barford, Bedford

Approximate Area = 1212 sq ft / 112.6 sq m

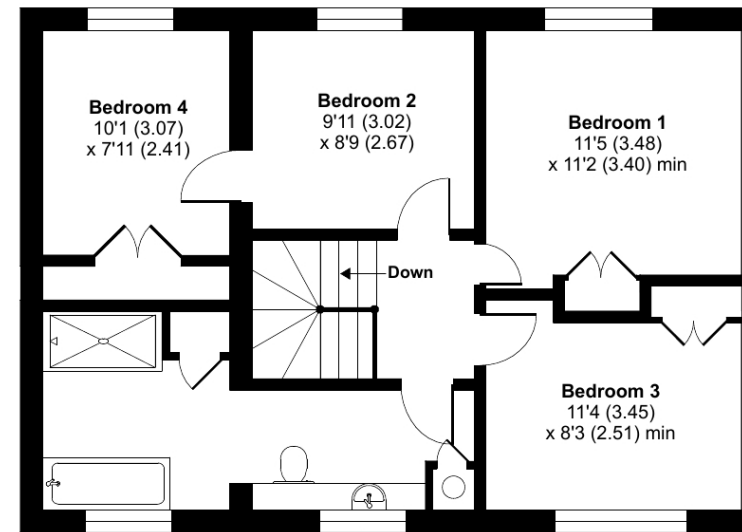
Garage = 234 sq ft / 21.7 sq m

Total = 1446 sq ft / 134.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lane & Holmes. REF: 1125593



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